184.0	0004	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	919,100 / 919,100
					USE VALUE:	919,100 / 919,100
					ASSESSED:	919,100 / 919,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		BROWNING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GEMELLARO SANTINO & JOANNE
Owner 2:	
Owner 3:	
Street 1:	90 MOUNTWOOD DR
Street 2:	
Twn/City:	SWAMPSCOTT
St/Prov:	MA Cntry: Own Occ: N
Postal:	01907 Type:

PREVIOUS OWNER

Owner 1:	SIXTY FOUR BROWNING RD LLC -
Owner 2:	-
Street 1:	90 MOUNTWOOD DR
Twn/City:	SWAMPSCOTT
St/Prov:	MA Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,497 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1987, having primarily Vinyl Exterior and 2502 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6497.000	480,500	8,200	430,400	919,100
Total Card	0.149	480,500	8,200	430,400	919,100
Total Parcel	0.149	480,500	8,200	430,400	919,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 367.35 | /Parcel: 367.3

Legal Description

User Acct 123707

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 07/12/18

!14300!

PREVIOUS ASSESSMENT

Parcel ID 184.0-0004-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	480,500	8200	6,497.	430,400	919,100	919,100	Year End Roll	12/18/2019
2019	101	FV	362,100	8600	6,497.	430,400	801,100	801,100	Year End Roll	1/3/2019
2018	101	FV	362,900	8600	6,497.	362,800	734,300	734,300	Year End Roll	12/20/2017
2017	101	FV	362,900	8600	6,497.	332,100	703,600	703,600	Year End Roll	1/3/2017
2016	101	FV	362,900	8600	6,497.	282,900	654,400	654,400	Year End	1/4/2016
2015	101	FV	354,700	8800	6,497.	246,000	609,500	609,500	Year End Roll	12/11/2014
2014	101	FV	354,700	8800	6,497.	227,500	591,000	591,000	Year End Roll	12/16/2013
2013	101	FV	354,700	8800	6,497.	216,400	579,900	579,900		12/13/2012

PRINT

Date	Time
12/11/20	04:09:48

LAST REV

Date	Time
07/27/18	11:29:23
apro	
14300	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SIXTY FOUR BROW	61207-75		2/14/2013	Convenience	1	No	No		
GEMALLARO SANTO	58597-362		3/1/2012	Convenience	99	No	No		
ZAGAMI GRACE--E	34193-227		11/30/2001	Family	99	No	No		
	18984-174		4/1/1988		279,900	No	No		Y

USER DEFINED

Prior Id # 1:	123707
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/14/2014	206	Redo Kit	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	MEAS&NOTICE	BS	Barbara S
6/11/2014	Info Fm Prmt	PC	PHIL C
5/1/2009	Inspected	189	PATRIOT
12/29/2008	Measured	163	PATRIOT
11/8/2000	Hearing Chag	201	PATRIOT
1/4/2000	Mailer Sent		
1/3/2000	Measured	263	PATRIOT
11/1/1987		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6497		Sq. Ft.	Site		0	70.	0.95	7									430,436						430,400	

Total AC/HA: 0.14915 | Total SF/SM: 6497 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 430,436 | Spl Credit | Total: 430,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1987	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	6 - Ceramic Tile		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth	1	Rating:	Average
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	11.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	11.7	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.21089745
Const Adj.:	1.00979996
Adj $ / SQ:	165.073
Other Features:	119778
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	544128
Depreciation:	63663
Depreciated Total:	480465

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

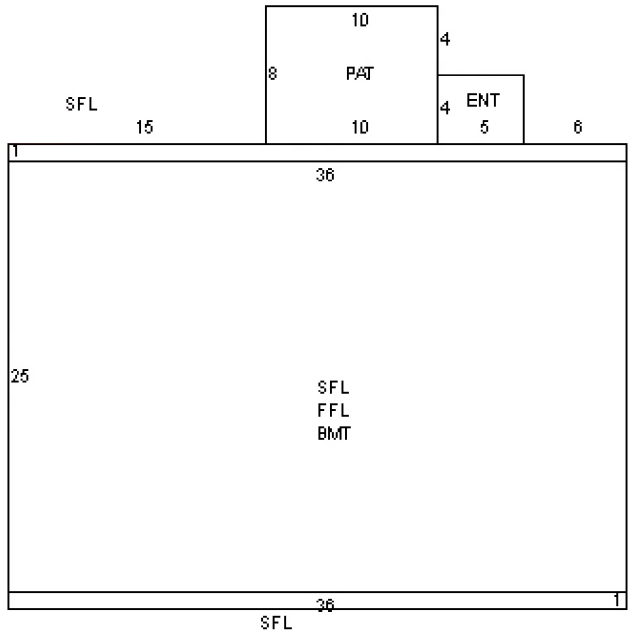
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	181.58
Special Features:	0	Val/Su Net:	167.31
Final Total:	480500	Val/Su SzAd	256.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	972	165.070	160,451
BMT	Basement	900	72.050	64,849
FFL	First Floor	900	165.070	148,566
PAT	Patio	80	6.060	485
ENT	ENTRY	20	26.660	533

Net Sketched Area:	2,872			Total:	374,884
Size Ad	1872	Gross Are	2872	FinArea	2502

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

184.0-0004-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
10	Pool-Conc.	D	Y	1	16X32	A	AV	1990	20.88	T	23.2	101			8,200			8,200

More:	N	Total Yard Items:	8,200	Total Special Featues:		Total:	8,200

IMAGE

AssessPro Patriot Properties, Inc